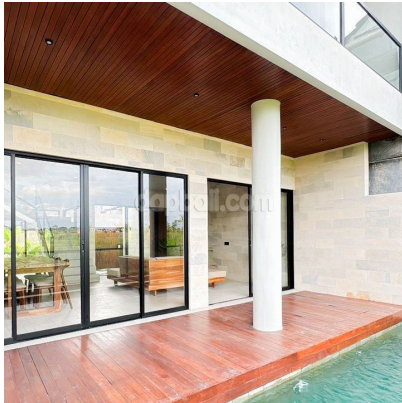




46733 – Modern Villa for Sale with Rare Permanent Rice Field View in Cepaka, Munggu

Description

Nestled in one of Bali's most desirable emerging residential areas, this stunning modern villa offers an extraordinary opportunity for buyers seeking an exclusive home with guaranteed long-term value. Located in Cepaka, Munggu, just minutes from Tumbak Bayuh, Pererenan, and Canggu, this property stands out as one of the few villas in the region with permanent, unobstructed rice field and mountain views. With surrounding land designated as green zone (LSD), the breathtaking panorama in front of the villa is legally protected—ensuring your view will remain untouched forever. Built in 2025, this brand-new villa combines clean contemporary architecture with comfort, practicality, and a strong investment advantage. Whether you plan to live here full-time, rent it out for passive income, or hold as a capital-gaining asset, this property delivers exceptional value in one of Bali's fastest-growing premium corridors.

As you enter the villa, you are greeted by a warm yet minimalist interior, featuring a seamless blend of wood accents, soft stone textures, and large floor-to-ceiling glass panels. These expansive windows invite ample natural light and maximize the stunning greenery views from every corner of the home. The open-plan living and dining area flows effortlessly to the outdoor terrace and private pool, creating the perfect setting for relaxation, entertaining guests, or simply unwinding while overlooking the lush rice fields. The master bedroom on the upper floor offers an elevated vantage point, where morning sunrises and afternoon rice field breezes create a peaceful sanctuary. The second bedroom is equally comfortable, designed with full privacy and modern styling. Both rooms are equipped with sliding glass doors that open to the balcony, making the outdoor scenery an integral part of your daily living experience. One of the key highlights of this villa is the rare permanent rice field and mountain view—a privilege that is nearly impossible to find in Canggu and its surroundings today. With rapid development in the area, most rice field plots have been converted into buildings, making properties with protected green-zone views extremely valuable and highly sought after. This villa sits on the only remaining yellow-zone land in the area with a guaranteed unblocked rice field landscape. This advantage alone ensures strong capital appreciation year after year. Another unique feature is the jogging track located directly behind the villa, offering a peaceful and scenic route for your daily morning walks or exercise routines. The surrounding neighborhood consists of established villas and peaceful residential homes, providing a safe, tranquil, and comfortable atmosphere—while still being close to the vibrant cafes, beach clubs, restaurants, and lifestyle hubs of Canggu.

Location Highlights

- Situated in Cepaka – Munggu, a rising upscale villa zone
- 10 minutes to Pererenan
- 12 minutes to central Canggu
- Easy access to restaurants, gyms, supermarkets, and international schools
- Quiet neighborhood surrounded by villa communities

Specifications

- Land Size: 100 m²
- Building Size: 140 m²
- Floors: 2 levels
- Bedrooms: 2 spacious ensuite bedrooms
- Bathrooms: 2 modern bathrooms
- Living Area: Open-plan living and dining with full natural light
- Kitchen: Fully equipped modern kitchen
- Swimming Pool: Private pool overlooking rice fields
- Carport: 1 vehicle
- Water Source: Deep well (Sumur BOR)
- Electricity: 5,500 watts
- Ownership: Freehold (SHM)
- Building Permit: IMB / PBG in process
- Road Access: 4-meter paved access
- Year Built: 2025
- Fully Furnished
- This villa is perfect for:
 - ? Homeowners seeking a peaceful lifestyle with nature views
 - ? Investors looking for high rental yield potential
 - ? Buyers wanting a freehold property in a premium growth area
 - ? Anyone searching for a modern villa with a secure, everlasting rice field view

PRICE IDR 3,200,000,000